

AGENDA
ZONING REVIEW BOARD
THURSDAY, SEPTEMBER 2, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

NEW CASES:

Z-04-76 – An Ordinance to rezone from the R-5 (Two Family Residential) and I-1 (Light Industrial) Districts, to the R-4A (Single-Family Residential) District, property located at **1724-1760 Carroll Street, N.W.**, fronting 442.66 feet on the south side of Carroll Street beginning at the southwest corner of Zadie Street. Depth: Varies; Area: 1.549 acres. Land Lot 223, 17th District, Fulton County, Georgia.

OWNER: CSX REAL PROPERTY

APPLICANT: GARLAND C. SHEATS

NPU-D COUNCIL DISTRICT 9

Z-04-78 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **3080-3099 Jones Road, N.W. and 840 Venetta Place (rear), N.W.** Tract 1, fronting approximately 539.91 feet on the northwesterly side of Jones Road beginning approximately 448.24 feet from the northwest corner of Jones Road and Skipper Drive; Tract 2 and 3 fronting approximately 409 feet on the southeasterly side of Jones Road beginning approximately 448.5 feet from the southeast corner of Jones Road and Skipper Drive; Tract 4 fronting 202.32 feet on the southeasterly side of Jones Road beginning approximately 448.24 feet from the southeast corner of Skipper Drive and Jones Road, and Tract 5 fronting approximately 50 feet at the western terminus of McLendon Circle beginning approximately 150 feet from the southwest corner of McLendon Circle and Venatta Place. Depth: Varies; Area: Approximately 18.68 acres (all tracts); Land Lots 240 & 260, 14th & 17th Districts, Fulton County, Georgia.

OWNER: ORNSTEIN-SCHULER CAPITAL PARTNERS, LLC

APPLICANT: MATTHEW F. BRUNN

NPU-I COUNCIL DISTRICT 9

Z-04-79 – An Ordinance to rezone from the RG-3 (Residential General-Sector 3) District to the PD-MU (Planned Development-Mixed Use) District, property located at **1155-1175 Lavista Road, N.E.** fronting approximately 802 feet on the south side of Lavista Road beginning 149.21 feet from the southeast corner of Cheshire Bridge Road. Depth: Varies; Area: 9.65 acres; Land Lot 5, 17th District, Fulton County, Georgia.

OWNER: CRANBROOK ASSOCIATES, L.P.

APPLICANT: LAVISTA REALTY PARTNERS, LLC

BY: CARL E. WESTMORELAND, JR., ESQ.

NPU-F COUNCIL DISTRICT 6

Z-04-84 – An Ordinance to rezone from the I-1 (Light Industrial) District to the RG-4 (Residential General-Sector 4) District, property located at **378-384 Ralph McGill Boulevard, N.E.**, fronting 250.79 feet on the north side of Ralph McGill Blvd. beginning 259.29 feet from the northwest corner of Parkway Drive. Property also fronts 59.30 feet on the east side of Felton Drive. Depth: Varies; Area: 1.26 acres; Land Lot 47, 14th District, Fulton County, Georgia.
OWNER: DENNIS A. LONG
APPLICANT: DENNIS A. LONG
NPU-M COUNCIL DISTRICT 2

U-04-11 – An Ordinance granting a Special Use Permit for a Daycare Center (Section 16-07.005(1)(b), property located at **186 Walthall Street, N.W.** fronting approximately 96.8 feet on the east side of Walthall Street beginning at the northeast corner of Arkwright Place, N.E. and fronting 209.20 along the northeasterly side of Arkwright Place beginning at the northeast corner of Arkwright Place, N.E. Depth: Varies; Area: 0.567 acres; Land Lot 13, 14th District, Fulton County, Georgia.
OWNER: COMMUNITY BIBLE CHAPEL
APPLICANT: HERBERT HUMPHREY
NPU-N COUNCIL DISTRICT 5

U-04-12 – An Ordinance granting a Special Use Permit for a Video Arcade (Section 16-18K.004(d)(vi), property located at **905-907 Martin Luther King, Jr., Drive, N.W. (a.k.a. 903 Martin Luther King, Jr. Dr.)** fronting 40 feet on the north side of Martin Luther King Jr., Drive beginning 40 feet from the northeast corner of Joseph L. Lowery Blvd. Depth: 120 feet; Area: 4800 square feet; Land Lot 110, 14th District, Fulton County, Georgia.
OWNER: Q.V. WILLIAMS & CO., INC.
APPLICANT: MARGARET PULLIAM
NPU-L COUNCIL DISTRICT 3

U-04-14 – An Ordinance granting a Special Use Permit for Outdoor Dining (Section 16-11.005(1)(l), property located at **1394 North Highland Avenue, N.W.** fronting approximately 165 feet on the northwesterly side of North Highland Avenue beginning 258.53 feet from the northeast corner of Lanier Place. Depth: Varies; Area: 0.53 acres; Land Lot 2, 17th District, Fulton County, Georgia.
OWNER: SRG INVESTMENTS, LLC
APPLICANT: ALON BALSHAN
BY: CARTER SMITH, AGENT
NPU-F COUNCIL DISTRICT 6

DEFERRED CASES:

Z-04-53 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the R-4B (Single-Family Residential) District, property located at **452 Lindsay Street, N.W.**, fronting 104 feet on the west side of Lindsay Street beginning at the southwest corner of Jett Street. Depth: 90 feet; Area: 9,353 square feet; Land Lot 111, 14th District, Fulton County, Georgia.
OWNER: WILLIAM C. COLEMAN
APPLICANT: SAME
NPU-L COUNCIL DISTRICT 3